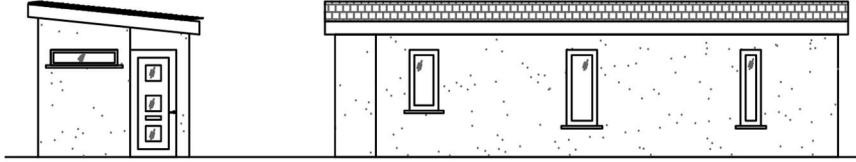


Design & Access Statement



Property Address: 13 Surbiton Road, Eastleigh, SO50 4HY

Proposal: Retrospective planning application for the extension and completion of existing annex

Applicant: Harj

Date: 26 October 2025

Associated Drawings:

- PL001 – Existing and Proposed Plans & Elevations
- PL002 – Location and Site Plan
- PL003 – Block Plan

1. Introduction

This Design and Access Statement supports a retrospective planning application for the completion and modest extension of an annex located at 13 Surbiton Road, Eastleigh.

The annex was originally left unfinished and uninhabitable by a previous owner. Following purchase of the property, the current householder completed the structure in good faith, based on advice received from a planning officer who stated that planning permission would not be required for the works.

Once the building was completed, the applicant was later informed by another planning officer that the previous advice was incorrect, and that a planning application is now required.

This statement therefore seeks to regularise the completed works and demonstrate that the annex is appropriate in design, scale, and appearance, and causes no harm to the surrounding area or neighbouring amenity.

2. Site and Context

The property lies within a well-established residential area of Eastleigh, characterised by semi-detached and detached dwellings with a range of extensions and garden outbuildings.

The annex is situated to the rear of the main dwelling. When acquired by the current owner, it was in a poor, incomplete condition — partially constructed, exposed to weathering, and visually detrimental to the property.



The works carried out have completed and slightly extended the structure by approximately 1.2 metres, creating a habitable, well-finished space that now complements the main house and improves the overall visual quality of the site.

3. Design Proposal

3.1 Layout and Use

The annex provides ancillary accommodation to the main dwelling and is not intended for independent occupation.

The internal layout includes a small area, kitchenette, office/gym area, and shower room, offering flexible use for the occupying household.

No additional windows have been added, ensuring the privacy of both the applicant and neighbouring properties is fully protected.

3.2 Scale and Massing

The extension is modest, extending the footprint by only 1.2 metres to make the space functional. The overall height, ridge line, and roof profile remain consistent with the original unfinished structure.

The annex remains visually subservient to the main house and in proportion with typical domestic outbuildings in the area.

3.3 Appearance and Materials

The annex has been completed using materials that complement the main dwelling:

- Walls: Smooth render finish matching the main house
- Roof: Tiled roof to match existing
- Windows/Doors: Existing openings retained, no new openings added

The works have transformed an unsightly, incomplete structure into a neat and cohesive addition to the property, improving the overall appearance of the site.

4. Access

Access to the annex remains via the existing side path from the main dwelling.

No changes are proposed to vehicular or pedestrian access. Level access has been maintained where possible.

The annex connects to the property's existing utilities (water, drainage, and electricity) in accordance with Building Regulations.

5. Sustainability

The completion works reused the existing structure, minimising waste and environmental impact. Modern insulation, glazing, and energy-efficient construction methods were used to meet current



Building Regulation standards, significantly improving thermal performance compared to the unfinished state.

6. Impact on Neighbours

The annex and its modest 1.2-metre extension have no adverse impact on the neighbouring properties.

No additional windows have been added, and the structure's scale and height remain appropriate to the setting. There is no loss of light, outlook, or privacy for adjoining occupiers.

7. Planning Background and Justification

The applicant acted in good faith on the basis of advice from a planning officer who confirmed that the annex could be completed without formal planning permission.

Only after the works were finished did another officer inform the householder that the earlier advice was incorrect, and that a retrospective planning application would be required.

This statement therefore supports the application on the basis that:

- The works have improved the property's condition and appearance.
 - The extension is minor and proportionate.
 - The completed annex is ancillary, compliant, and visually appropriate.
-

8. Conclusion

The annex at 13 Surbiton Road was left incomplete and in poor condition by the previous owner. The applicant has completed and extended it by a modest 1.2 metres, significantly improving both the functionality and appearance of the site.

The works were carried out following incorrect planning advice, and this application seeks to regularise the development. The proposal causes no harm to neighbouring properties, remains consistent with local character, and represents a practical and positive improvement to the property.

Accordingly, the development should be supported and granted retrospective planning approval.

